



**PRESENT:**

Mr. F. Wayne Bass, Chairman  
Dr. William P. Brown, Vice Chairman  
Mr. Russell Gulley  
Mr. Sam R. Hassen  
Mr. Reuben J. Waller, Jr.  
Mr. Kirkland A. Turner, Secretary to the Commission,  
Planning Director

**ALSO PRESENT:**

Mr. Glenn E. Larson, Assistant Director, Plans and  
Information Section, Planning Department  
Ms. Tara McGee, Assistant County Attorney,  
County Attorney's Office  
Mr. David W. Robinson, Senior Assistant County Attorney,  
County Attorney's Office  
Ms. Barbara Fassett, Planning Manager, Advance Planning and  
Research Section, Planning Department  
Mr. Steven F. Haasch, Principal Planner, Advance Planning and  
Research Section, Planning Department  
Mr. Zachary Mayo, Planning Data and Geographic Analyst,  
Advance Planning and Research Section, Planning Department  
Ms. Heather Barrar, Principal Planner, Advance Planning and  
Research Section, Planning Department  
Ms. Pamela Nichols, Clerk to the Commission,  
Administration Section, Planning Department  
Ms. Emily Masters, Administrative Secretary,  
Advance Planning and Research Section, Planning Department  
Mr. Michael E. Tompkins, Assistant Director,  
Development Review Section, Planning Department  
Ms. Beverly Rogers, Planning Administrator  
Planning Department  
Mr. Robert V. Clay, Planning and Special Projects Manager,  
Development Review Section, Planning Department  
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,  
Development Review Section, Planning Department  
Ms. Kuzhalmozhi Sundar, Information Manager, Information Management  
Section, Planning Department  
Mr. George "Bubba" Bowles, Senior Engineer,  
Utilities Department  
Mr. Bill Wright, Assistant Director Engineering,  
Utilities Department

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Battalion Chief James Fitch, Fire Administration, Budget & Planning  
Fire and EMS  
Mr. James Banks, Assistant Director,  
Transportation Department  
Mr. R. John McCracken, Director,  
Transportation Department  
Mr. Dave Wolverton, Microcomputer Analyst  
Information Systems Technology  
Ms. Jackie Stewart, Director of Planning,  
Richmond Regional Planning District Commission (RRPDC)

## **SPECIAL MEETING.**

Messrs. Bass, Gulley, Hassen, Waller and staff assembled at 10:00 a.m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Ironbridge Road Chesterfield, VA, for a special meeting.

Dr. Brown was not present at the beginning of the special meeting.

### **I. CALL TO ORDER.**

Mr. Bass called the special meeting to order in the Public Meeting Room, Chesterfield County Administration Building.

### **II. INVOCATION.**

Mr. Bass presented the invocation.

### **III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.**

The Commissioners led the Pledge of Allegiance to the Flag.

### **IV. REQUEST OF POSTPONE ACTION, EMERGENCY ADDITIONS, CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions, or changes in the order of presentation.

### **V. APPROVAL OF MAY 5, 2011 MINUTES.**

On motion of Mr. Hassen, seconded by Mr. Waller, the Commission resolved to approve the May 5, 2011 Draft Comprehensive Plan Minutes.

AYES: Messrs. Bass, Gulley, Hassen and Waller.

ABSENT: Dr. Brown.

### **VI. FOLLOW-UP ITEMS.**

- **UPDATE COMMISSION ON REMAINING ELEMENTS FOR REVIEW.**

Ms. Barbara Fassett advised the Commission the remaining items for review were Public Facilities Element and Plan; Transportation Element and Plan; Proposed edits for Land Use Plan Map; Action Matrix and Review of reformatted Draft Plan.

Mr. Gulley stated if the proposed Land Use maps and densities are not representative of existing densities, the maps and densities have to be changed.

In response to Mr. Waller's question, Mr. Haasch stated there are some pockets of underutilized or vacant land in existing neighborhoods and those parcels should be encouraged to be utilized over building more on a fringe; and higher densities are proposed to allow more flexibility in development for those underutilized parcel.

Mr. Larson stated the intent of the proposed Land Use plan is to make sure established neighborhoods are adequately maintained, and at the same time adapt to a changing market in terms of future housing demands.

In response to Mr. Waller's comments, Mr. Turner stated staff wants to protect existing neighborhoods; and has tried to remain broad with the residential densities recommendations with the understanding that issues will be addressed during new development requests. He further stated there are Subdivision Regulations that protects existing subdivisions.

Mr. Gulley stated the time to make recommendations for the Comprehensive Plan should be done when the Plan is reviewed; and the recommendations should be based on the market's demands.

It was decided that the Commission will discuss Land Uses at the May 23, 2011 meeting, and discussions could continue into the June 6, 2011 meeting.

- **CONSIDERATION FOR EXTENSION REQUEST.**

Mr. Bass asked the Commission to consider, for discussions at the May 23, 2011 meeting, the Planning Commission's extension request to the Board of Supervisors.

Mr. Gulley stated with the amount of work remaining and the amount of work placed on staff based on various recommendations from the Commission, the time should be extended to the end of September. He stated if the Commission cannot meet the extended deadline, he feels the Board would grant an additional extension because he was advised by his Board member to take the necessary time to ensure the Plan is correct.

Mr. Waller stated the Commission could meet the September extension if the Commission commits to meeting once a week from 12:00 p.m. to 5:00 p.m.

Mr. Bass stated he would like to hold public hearings; and vote on the draft Plan in September.

Mr. Hassen stated the Commission should make every effort to have the draft Plan completed before or by the end of September.

- **DRAFT LAND USE MAPPING DEMONSTRATION.**

Mr. Larson advised the Commission that staff had prepared additional maps to assist in the evaluation of the Land Uses based on comments during the May 17, 2011 meeting.

In response to Mr. Gulley's question, Mr. Larson stated the new magisterial boundaries were not depicted on the current maps; however, staff will provide that information at a later date.

Mr. Larson then provided a demonstration of the Citizen Geographical Information System (GIS); and noted GIS provide the opportunity to review the interactions between the recommended Land Uses. The web address for GIS is [www.chesterfield.gov/plan](http://www.chesterfield.gov/plan).

The Commission recessed at 11:12 a.m.

The Commission reconvened at 11:19 a.m.

## **VII. LAND USE PRESENTATION – CONTINUED.**

Mr. Haasch continued with the draft Land Use Plan Map categories to include Medium Residential, Low Residential, and Very Low Residential Communities', purposes, intents, locations, land use mixes, examples of developments and modeling. The next topic of discussion was Countryside, which included Rural Center, Countryside Residential Area categories and facts and benefits relative to the Countryside designation. He stated the Countryside designation will not take away existing property rights; does continue to follow Agricultural Zoning Regulations; and the draft Plan seeks to increase development potential for properties that cannot meet public road frontage requirements; and seeks to provide incentives for property owners in the area.

Mr. Robinson stated the draft Plan should not contain language that seems to guarantee properties could or could not be rezoned; and ultimately, Land Use decisions are made by the Board of Supervisors.

Mr. Haasch stated the Countryside was derived from the Vision; and the Vision came from the community meetings. He stated there was a strong desire across the County that the southern/western area would remain rural; and noted the current Comprehensive Plan designates the southern/western area as a Deferred Growth Area. He further stated the Countryside designation provides greater opportunities than the Deferred Growth Area designation.

Mr. Haasch continued the presentation with the purpose, intent, locations, acreage summary and modeling results for the Conservation and Recreation Category. He stated implementing the Land Use Plan requires a new Zoning Ordinance to provide regulations based on plan policies; focused strategies to provide details using community partnership input and Plan framework; monitoring and preparing annual reports on zoning activity; and amendments to the Comprehensive Plan on a regular basis to ensure the Plan matches the community's vision. He stated the draft Land Use Plan calls for a mix of uses that would utilize the river frontages for economic development, housing, tourism and recreation; and the draft Plan continues to call for public access to Riverfront wherever possible or appropriate. Mr. Haasch also noted edits to Land Use Plan map to include revision to Mixed Employment Center category under Definition and Character; correction to drafting effort at intersection of Woolridge Road and Powhite Extended to Regional Center; reinstatement of the East-West Highway from Hull Street to Interstate 95; and the Planning Commission's request to add Manufacturing Centers as a new Land Use category. In summary Mr. Haasch stated the draft Land Use Plan Map was extensively analyzed and results shared and review; and that the Land Use Plan map seeks to emphasize choice, economic development, reinvestment in established areas, fiscal responsibility, orderly growth and development pattern, and environmental stewardship.

The Commission recessed at 12:00 p.m.

Dr. Brown arrived at the special meeting.

The Commission reconvened at 12:30 p.m.

Mr. Larson and Ms. Sundar assisted the Commission's review of the Land Use Categories with GIS.

A summary of the Commission's recommendations, to be voted on at a future work session, is set forth below:

**URBAN DEVELOPMENT AREA (UDA).**

Mr. Haasch advised the Commission that changing the location for the proposed UDA would require a reanalysis of data to make sure the UDA meets State Law.

Mr. Turner stated the Commission could consider UDA Overlay Districts as an alternative to the State mandate.

The Commission supported the Overlay District concept.

Mr. Waller requested data on the other geographical areas within the County that meet the requirements of UDAs.

**REGIONAL CENTER.**

Bermuda – No change.

Densities too high.

Clover Hill – Change the Arboretum area from Regional Center to Mixed Employment Center.

Change Cheatham properties to Upper Swift Creek Plan w/notation – no commercial.

Densities too high.

Dale – No change.

Matoaca – No change.

Midlothian – No change.

In response to Mr. Waller's question, staff agreed to obtain input from the Economic Development Department on representation of a Regional Center Category versus Mixed Employment Center Category for the property located diagonally across from the County Complex.

The Commission recessed at 2:12 p.m.

The Commission reconvened at 2:25 p.m.

**MIXED EMPLOYMENT CENTER.**

In response to Mr. Hassen's question, Mr. Haasch stated staff was awaiting approval on the concept of adding an Industrial/Manufacturing Category before performing an analysis on the acreage conversion from the Mixed Employment Category to Industrial/Manufacturing Category.

Mr. Turner stated as the Planning Commission completes its edits to the Land Use map, staff would like to review the changes with other departments to include Transportation, Utilities and Economic Development.

It was the consensus of the Commission to add a new Land Use Category Industrial/Manufacturing.

Bermuda – No changes.

Clover Hill – Change the designation for the Quarry located off Genito Road to Manufacturing Center.

Change Transfer Station for Mixed Employment Center to Conservation/Recreation.

Dale – Change area north of Route 288 from Mixed Employment Center to Manufacturing Center.

Matoaca – Change part of upper Magnolia Green Countryside to Manufacturing Center.

Change part of area in vicinity of River Road to Manufacturing Center.

Midlothian – Change southeast quadrant of Routes 60 and 288 from Community Corridor to Mixed Employment Center.

Mr. Robinson exited the meeting.

Ms. McGee entered the meeting.

#### **COMMUNITY CENTER.**

Bermuda – No changes.

Densities too high.

Clover Hill – No changes.

Densities too high.

Dale – No changes.

Matoaca – No changes.

Midlothian – No changes.

#### **NEIGHBORHOOD CENTER.**

Bermuda – No changes.

Densities too high.

Clover Hill – No changes.

Densities too high.

Dale – No changes.

Matoaca – Change area at Spring Run and Qualla Roads from Neighborhood Center to Medium Residential.

Midlothian – No changes.

## **REGIONAL CORRIDOR.**

Mr. Gulley requested an alternate color to designate the location of public facilities. In response to Mr. Gulley's request, Mr. Larson stated, staff designates public facilities according to adjacent uses.

Bermuda – No changes.

Densities too high.

Clover Hill – Change Route 360 from Regional Corridor to Community Corridor.

Change Rockwood Hunt Club from Regional Center to Low Residential.

Change Route 60 from Regional Corridor to Community Corridor.

Dale – Change Route 360 from Regional Corridor to Community Corridor.

Matoaca – No changes.

Midlothian – Change Route 60 from Regional Corridor to Community Corridor.

Change area Turner Road west to Pocoshock change from Regional Corridor to Community Corridor.

The Commission recessed at 3:59 p.m.

The Commission reconvened at 4:05 p.m.

## **COMMUNITY CORRIDOR.**

Bermuda – Change area located Route 10, East of Highway 95 from Mixed Employment Center to Community Corridor.

Clover Hill – Change small area off Route 360 from Community Center to Community Corridor.

Change Lakepointe from Community Center to Residential.

Dale – No changes.

Matoaca – No changes.

Midlothian – Change area on Turner Road from Community Corridor to Neighborhood Corridor.

Change area around Arboretum to Community Corridor.

## **NEIGHBORHOOD CORRIDOR.**

Bermuda – No changes.

Clover Hill – Change two (2) parcels around Smoketree from Neighborhood Corridor to Conservation/Recreation with a restriction notation to include wording from current Plan relative to parcel aggregation.

Dale – No changes.

Matoaca – No changes.

Midlothian – No changes.

The Commission will continue to review the Land Use map at the May 23, 2011 meeting.

- **PLANNING COMMISSION'S DISCUSSIONS.**

In response to Mr. Gulley's question, Mr. Turner stated staff will provide the Commission with a copy of the Residential Report to assist the Commission in their review of the densities.

It was the consensus of the Commission that the use of GIS was helpful; however, suggested making the transparencies of the overlays greater to show the sub-layers.

In response to Mr. Bass' question, Dr. Brown stated he wanted the Commission to complete review of the draft Plan according to the original deadline or by the third Tuesday of August.

The Commission will send a letter of extension for the Board to consider at their June 15, 2011 meeting.

**VIII. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Waller, seconded by Mr. Hassen, that the meeting adjourned at 4:56 p.m. to Monday, May 23, 2011, at 1:00 p.m. in the Public Meeting Room, Chesterfield County Administration Building, Chesterfield, Virginia.

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Chairman/Date

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Secretary/Date